



Township of Abington

Engineering & Code Department

John L. Spiegelman, President
Thomas Hecker, Vice President

Richard J. Manfredi, Manager
Amy R. Montgomery, P.E., Director

Zoning Hearing Notice

Notice is hereby given that the Zoning Hearing Board of the Township of Abington will hold a meeting as required by the Township's Zoning Ordinance at the Abington Township Administration Building, 1176 Old York Road, Abington, Pennsylvania, on:

March 17, 2020 at 7:00 p.m., at which time a public hearing will commence on the following application:

20-03: This is the application of Brett and Heather Ludwig, owners for the property at 1922 Paper Mill Road, Huntingdon Valley, PA 19006. The applicants seek a dimensional variance from Section 302, Figure 3.1 of the Zoning Ordinance of the Township of Abington to allow for 31.5% of impervious coverage instead of the 25% permitted in order to install an in-ground swimming pool and patio. The property is zoned within the R-1 Residential District of Ward # 1 of the Township of Abington.

A copy of the application and plans are on file with the Zoning Office and are available for review during normal business hours.

By Order of the Zoning Hearing Board.

Shaun Littlefield
Interim Zoning Officer
Township of Abington

Note: There is a 30 day period after the date the decision is rendered for any and all aggrieved persons to file an appeal in the appropriate court to contest the actions of the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board Approval during the 30 day appeal period, do so at their own risk. If there are questions that you may have, please feel free to contact the Interim Zoning Officer at 267-536-1013. If you are unable to attend the hearing, written comment may be entered into the record by submitting them in advance of the hearing to the Interim Zoning Officer.

Zoning Hearing Board Application



Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4

This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site.

The Undersigned herein makes application for:

- Request for Variance from the Zoning Ordinance.
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number: (215) 970-0153

Brett and Heather Ludwig
1922 Paper Mill Rd
Huntingdon Valley, PA 19006

2. Name and address of the applicant: Phone number:

SAME SAME

3. Name and address of the attorney: Phone number:

N/A

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application. Example: equitable owner, agent, lessee, etc.

N/A

5. Description of the property:

Address/location 1922 Paper Mill Road Huntingdon Valley PA 19006

Present use Single family home

Proposed improvement Addition of a screened in porch, removal and reapplication of a rear patio, addition of a swimming pool and spa.

Zoning Hearing Board Application



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6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:

Please see Addendum #1

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

Please see Addendum #1

8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.

Please see Addendum #1

9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.

Please see Addendum #1

10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.

ProTract Engineering materials included in submission

Brett Lutz
Signature of Applicant

Brett Lutz
Signature of Owner

Internal Validation:

Date Received: 2/21/20

Fee Paid: \$400.00

Case: 20-03

RECEIVED
FEB 21 2020

[Signature]
Signature of the Zoning Officer

Rec # 20201477

cl# 143

FF:

Requested variance for:

The Ludwig Family

1922 Paper Mill Road, Huntingdon Valley, PA 19006

6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of the relief you are seeking: The proposed addition and pool/patio plan is above the allowable 25% maximum impervious land coverage as stipulated in Article III, Section 302 of the Zoning Ordinance. The proposed plan includes an addition of 1,081 feet of impervious coverage to our existing property.

In working with our civil engineering partner ProTract Engineering, our specific impervious calculations are as follows:

- Existing property square footage: 40,000 (effective 36,700 based on lot calculation from the right-of-way line)
- Existing impervious coverage: 10,485 square feet (28.6% impervious)
- Proposed impervious coverage: 11,566 square feet (31.5% impervious)

We are seeking relief of the maximum impervious coverage regulation for our proposed addition and pool/patio plan.

7. List the specific section of the zoning ordinance upon which the application for a variance or special exception is based: Article III, Section 302 Dimensional Regulations, Coverage section, Maximum Impervious area of 25%

8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application: We have a hardship with regard to our total property falling below the minimum R1 low density one acre lot size in our zoning area. If our property was a conforming size, our impervious calculations would be as follows:

- Conforming property square footage: 43,560
- Existing impervious coverage: 10,485 square feet (24.1% impervious)
- Proposed impervious coverage: 11,566 square feet (26.6% impervious)

Our request is relief of the impervious requirement to allow our plan to receive building permits although it would put us 676 square feet (1.6%) over the impervious coverage requirement had we a full R1 acre lot.

We have undertaken our planning by removing every impervious option possible while still achieving our goal. Our goal is to create a desirable backyard space to enjoy the spring, summer and fall months as a family and with friends and neighbors. We have lived in our home and neighborhood for more than seven years, and we have desired a pool, patio and screened in porch since we first purchased the property.

9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted: June 21, 2016 Case #16-19. We applied for and received approval to add a fence along the edge of our yard. The Zoning Hearing Board request was for a five-foot fence rather than a four-foot fence along the portion of our yard that fronts Paper Mill Road within the 50 foot front yard setback as our home is located at 90 degrees to the road, creating an environment where a portion of the yard which is functionally used as our backyard is actually the frontage to Paper Mill Road. The variance was approved.